



Order Filed on February 22,  
2019 by Clerk U.S. Bankruptcy  
Court District of New Jersey

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

**Caption in Compliance with D.N.J. LBR 9004-1(b)**

**SALDUTTI LAW GROUP**

William F. Saldutti, III, Esquire – WS5719

800 Kings Highway North, Suite 300

Cherry Hill, NJ 08034

(856) 779-0300

Counsel for Creditor THE FIRST NATIONAL  
BANK OF ELMER

In Re:

Kostas Roustas and Stella Roustas,

Debtors.

Case No.: 17-22778-JNP

Chapter: 11

Judge: Hon. Jerrold N. Poslusny, Jr.

**CONSENT ORDER EXTENDING EQUITY OF REDEMPTION**

The relief set forth on the following page is hereby ORDERED.

**DATED: February 22, 2019**

A handwritten signature in black ink, appearing to be "J. Poslusny", written over a horizontal line.

Honorable Jerrold N. Poslusny, Jr.  
United States Bankruptcy Court

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Debtor: KOSTAS ROUSTAS and STELLA ROUSTAS

Case No. BUR-L-446-17

Caption of Order: Consent Order Extending Equity Of Redemption

This matter having come before the Court on the Application of the Debtors, Kostas Rostas and Stella Roustas, through their counsel, Dino Mantzas, Esquire, to extend the equity of redemption concerning the Sheriff's Sale of the Debtors' real property located at 1170 Route 73, Block 1306.1, Lot(s) 14, 15, 16 through 19, and 28 through 32), Township of Mount Laurel, Burlington County, New Jersey, and The First National Bank of Elmer having appeared through its counsel, Saldutti Law Group, William F. Saldutti, III, Esquire, appearing, and for good cause having been shown and upon the consent of the parties;

IT IS ON THIS \_\_\_\_\_ day of February, 2019, ORDERED AND AGREED as follows:

The Debtors' equity of redemption with regard to the real property referenced above be and is hereby extended until March 29, 2019 upon the following terms and conditions:

1. The Debtors shall pay to The First National Bank of Elmer the sum of \$5,000.00 on or before February 25, 2019.
2. The Debtors agree that in the event the Debtors fail to redeem the real property referenced above by March 29, 2019, the Sheriff of Burlington County will issue a Sheriff's Deed to The First National Bank of Elmer on April 1, 2019.
3. The Debtors further agree that during the extended redemption period, they shall not remove, destroy or otherwise relocate any business furniture, equipment or other business assets located within the Sage Diner facility and the Debtors further agree that in the event they are unable to redeem the property by March 29, 2019, they shall also not remove any equipment,

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Debtor: KOSTAS ROUSTAS and STELLA ROUSTAS

Case No. BUR-L-446-17

Caption of Order: Consent Order Extending Equity Of Redemption

furniture, or other business assets and shall vacate the Sage Diner property on or before April 29, 2019.

4. The Debtors further agree that The First National Bank of Elmer and its agents shall be permitted to immediately inspect the Sage Diner property on February 22, 2019 or at such other reasonable time as the parties may agree.

5. The Debtors agree that in the event the Debtors fail to pay to Bank the sum of \$5,000.00 by February 25, 2019, the equity of redemption shall not extend beyond the ten (10) day period provided under applicable New Jersey Law.

The undersigned hereby consent to the form and entry of this Order.

Saldutti Law Group, Attorneys for  
The First National Bank of Elmer

/s/ William F. Saldutti, III  
By: William F. Saldutti, III, Esquire

Law Offices of Dino S. Mantzas  
Attorney for Kostas and Stella Roustas

/s/ Dino S. Mantzas  
By: Dino S. Mantzas, Esquire

## Imaged Certificate of Notice Page 4 of 4

United States Bankruptcy Court  
District of New JerseyIn re:  
Kostas Roustas  
Stella Roustas  
DebtorsCase No. 17-22778-JNP  
Chapter 11**CERTIFICATE OF NOTICE**

District/off: 0312-1

User: admin  
Form ID: pdf903Page 1 of 1  
Total Noticed: 1

Date Rcvd: Feb 22, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 24, 2019.

db/jdb +Kostas Roustas, Stella Roustas, 49 Oak Ridge Drive, Voorhees, NJ 08043-1537

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.****Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Feb 24, 2019

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 22, 2019 at the address(es) listed below:

Denise E. Carlon on behalf of Creditor Toyota Lease Trust dcarlon@kmlawgroup.com,  
bkgroup@kmlawgroup.com  
Dino S. Mantzas on behalf of Debtor Kostas Roustas dino@dmantzaslaw.com  
Dino S. Mantzas on behalf of Joint Debtor Stella Roustas dino@dmantzaslaw.com  
Jeffrey M. Sponder on behalf of U.S. Trustee U.S. Trustee jeffrey.m.sponder@usdoj.gov,  
jeffrey.m.sponder@usdoj.gov  
John R. Morton, Jr. on behalf of Creditor ACAR Leasing Ltd. dba GM Financial Leasing  
ecfmail@mortoncraig.com, mortoncraigecf@gmail.com  
Kevin Gordon McDonald on behalf of Creditor Toyota Lease Trust kmcdonald@blankrome.com,  
bkgroup@kmlawgroup.com  
Leonard T. Schwartz on behalf of Attorney Leonard Teddy Schwartz LenS@ssnjlaw.com  
Leonard T. Schwartz on behalf of Unknown Role Type Karistos, Inc LenS@ssnjlaw.com  
Linda S. Fossi on behalf of Creditor US Bank Cust for PC 4 & CRDTRS lfossi@zeitlawfirm.com,  
gzeit@zeitlawfirm.com;cdillon@zeitlawfirm.com;rzeit@zeitlawfirm.com  
Rebecca K. McDowell on behalf of Creditor The First National Bank of Elmer  
rmcdowell@slgcollect.com  
Richard M. Berman on behalf of Creditor Republic Bank richard.berman@dinsmore.com  
Timothy R. Wheeler on behalf of Creditor Melrose Credit Union timothy.wheeler@wilsonelser.com,  
sheyla.ibazeta@wilsonelser.com  
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov  
William F. Saldutti, III on behalf of Creditor The First National Bank of Elmer  
wsaldutti@slgcollect.com, cflannery@slgcollect.com

TOTAL: 14